



St. Giles-On-The-
Heath

Launceston

PL15 9SD

Asking Price £385,000

- DETACHED DORMER BUNGALOW
- 4 DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- 3 BATHROOMS
- DELIGHTFUL GARDENS & VEG PLOT
- GARAGE AND OFF ROAD PARKING
- WALKING DISTANCE OF SHOP & PUB
- SELF-CONTAINED VILLAGE LOCATION
- PRIVATELY OWNED SOLAR PANELS



 **Millerson**
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1560.76 sq ft



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DESCRIPTION

Having been exceptionally well maintained by the present vendors and immaculately presented, is this superb dormer style Bungalow, offering flexible accommodation that will appeal to a variety of buyers. Offered with privately owned Solar Panels and with a new combination boiler fitted only 5 years ago, the light and airy accommodation benefits oil fired central heating and upvc double glazing, briefly comprising; Entrance porch, entrance hall with ample storage, sitting room with large bay window to enjoy the views, open plan kitchen/dining room with modern fitted kitchen, integrated appliances and breakfast bar, opening into a delightful sun room where you can sit and enjoy the far reaching views, even a glimpse of Launceston Castle and Brown Willy on Bodmin Moor. On the ground floor is a useful utility room with door to the garden and door into the garage. From the hall, 2 double bedrooms have an inter-connecting door as well as doors back to the hallway and one of the bedrooms has an en suite shower room. There is also a further well appointed bathroom with shower over the bath. Stairs from the hallway lead to two further bedrooms, one with an en suite shower room and this floor also enjoys the views.

Outside, the property is approached over a driveway providing parking for at least 2 cars, together with a garage that benefits an integral door into the utility room. Gates to either side lead to the gardens, large area of lawn faces south west, with further south facing lawn, patio and raised vegetable beds, rose beds, fruit bushes, greenhouse and useful workshop divided into two areas for storage. Stocked with mature flower beds, shrubs and trees including Cherry Trees.

VENDORS COMMENT

Now too big for us, we hope to move but stay local. We have lived here in a very friendly and caring village for 13 years taking part in the many activities that take place in the village hall, pub and school. No matter what your age there is something for everyone. We are very lucky too with our immediate neighbours who are kind, helpful and sociable. The solar panels were fitted on an arranged plan sponsored by Torridge DC and/or the Government. They are purely for subsidising our energy costs so there is no "feed-in" arrangement and power isn't stored at all. However it has certainly reduced our electricity costs for cooking, laundry etc which are virtually free during the period from April to September, obviously we still have to pay the standing charge. Our supplier is Octopus and we have to read the meter (it is a digital meter so not difficult) monthly and pass it in to them via the internet. The oil boiler provides hot water all year round.

LOCATION

Being within walking distance of this self contained village amenities, which include a General Stores/Sub Post Office, highly respected County Primary School, Community Hall, popular Public House, Parish Church and regular Bus Stop. There are also good transport links to the ancient former market town of Launceston which boasts a wider range of

amenities, shopping and supermarkets, commercial, educational and recreational facilities including two golf courses with the A30 trunk road giving access to West Cornwall and the City of Truro or East to the City of Exeter providing M5 motorway/rail links and an international airport. North of St Giles on the Heath is the thriving market town of Holsworthy, also with further amenities, shopping including a Waitrose, schooling and golf course. Further North is Bude a very popular seaside town and some of Cornwall's finest beaches and breathtaking scenery.

THE ACCOMMODATION

(all measurements are approximate)

ENTRANCE PORCH

6'4" x 5'11" max. (1.94m x 1.82m max.)

Windows to front. Part glazed entrance door. Exposed stonework to walls. Glazed door with matching side screens into;

ENTRANCE HALL

Stairs rising to first floor with deep understairs cupboard. Further storage cupboard housing water stop cock. Built in cloaks cupboard. Radiator.

SITTING ROOM

12'10" plus bay window x 11'11" (3.93m plus bay window x 3.64m)

Large bay window with deep sill, to front enjoying extensive west facing countryside views and overlooks the gardens. TV point. Radiator.

KITCHEN/DINING ROOM

21'0" max x 12'11" narrowing to 10'9" (6.41m max x 3.94m narrowing to 3.29m)

KITCHEN AREA: Window to side. Door to utility room. Range of modern wall and base units under roll edge work surfaces and incorporating 1.5 bowl sink unit, integrated fridge freezer and dishwasher. Freestanding Indesit double oven with ceramic hob and canopy extractor hood over. Wine rack. Breakfast bar. Tiled splashback to walls. Radiator.

DINING AREA: Radiator. TV and Telephone points. Opening into;

SUN ROOM

11'4" x 7'9" (3.46 x 2.38m)

Upvc glazed windows and enjoying superb views. Electric wall panel heater.

From the kitchen a door leads into the;

UTILITY ROOM

19'1" max x 8'8" max (5.84m max x 2.65m max)

'L' shaped room. Worksurface incorporating single sink unit, cupboards above. Space and plumbing for white goods. Door into garage. Windows and half glazed door to outside. Cupboard housing solar panel meter.

From the entrance hall doors lead to;



BEDROOM 1

14'4" plus bay window x 11'10" (4.37m plus bay window x 3.63m)
Large bay window to front with deep sill, enjoying village and extensive rural views. Radiator. Jack and Jill door into;

BEDROOM 2

11'10" max x 9'10" (3.62m max x 3.02m)
Window to side. Radiator. Doors give access to bedroom 1, hallway and;

EN SUITE SHOWER ROOM

6'4" x 6'2" (1.94m x 1.88m)
Shower cubicle with mains fed shower. Low level wc. Pedestal wash basin, shaver points and light over. Extractor fan. Radiator. Tiled splashback to water sensitive areas.

BATHROOM

7'10" x 5'8" (2.41m x 1.73m)
Velux roof light. Well appointed comprising white suite with panelled bath with Triton electric shower over and glazed shower screen. Pedestal wash basin with cupboards below. Low level wc. Recessed display shelf with mirrored insert. Chrome heated towel rail. Tiling to water sensitive areas.

From the entrance hall, stairs to first floor;

FIRST FLOOR LANDING

Window to front enjoying superb rural views and display shelf. Doors to;

BEDROOM 3

11'9" plus door recess x 10'5" (3.59m plus door recess x 3.18m)
Window to side enjoying stunning rural views towards Launceston, the castle and Bodmin moor. Radiator. TV and telephone points. Cupboard access to loft housing solar panel inverter. Door to;

EN SUITE SHOWER ROOM

9'7" x 3'11" max (2.93m x 1.20m max)
Window to front. Chrome heated towel rail. Large walk in Shower with mains fed shower over. Pedestal wash basin with mirror, light and shaver points. Low level wc. Extractor fan.

BEDROOM 4

12'8" max x 11'10" (3.87m max x 3.63m)
Velux window to front enjoying rural views. Radiator. Tv and telephone points.





St. Giles-On-The-Heath, Launceston, PL15 9SD

OUTSIDE

Approached over a driveway providing off road parking for at least 2 cars and giving access to;

GARAGE

15'5" x 8'11" (4.72m x 2.72m)

Metal up and over door. Window to side. Integral door to rear into utility.

Timber gate to rear courtyard and fruit cage with various fruit bushes. Raised concrete VEGETABLE BED. Sun trap south facing paved patio. Screened Oil storage tank. Outside tap and power socket.

WORKSHOP

8'7" x 5'6" plus 6'9" x 5'11" (2.64m x 1.68m plus 2.06m x 1.82m)

Divided into two areas, useful garden storage. Workbench and window to side.

GREENHOUSE

The gardens wrap around the property and enjoy a south and westerly aspect. The south facing lawned area and with well stocked flower borders. Further timber gate into a south west facing enclosed large area of lawn bordered by mature beech hedge and fence boundaries. Further well stocked flower beds, and incorporating mature trees including two mature Cherry Trees providing beautiful spring blossoms. Two timber gates, one to the side and one to the driveway.

SERVICES

Mains metered water, mains drainage and electricity. Oil fired central heating served by a combination oil fired boiler installed 5 years ago and annually serviced. Superfast Broadband available. Privately owned solar panels.

LOCAL AUTHORITY

Torrige District Council. Council Tax Band D.



Directions To Property

From Launceston proceed on the A388 Holsworthy Road for approximately 5 miles. Upon reaching the village of St Giles-on-the-heath, continue passed the village post office and hall and the property will be found on the right hand side, just as you turn into Moorfield Road, with a Millerson 'For Sale' board clearly displayed. What3words: [///recap.boring.scores](https://www.what3words.com/recap.boring.scores)

Contact Us

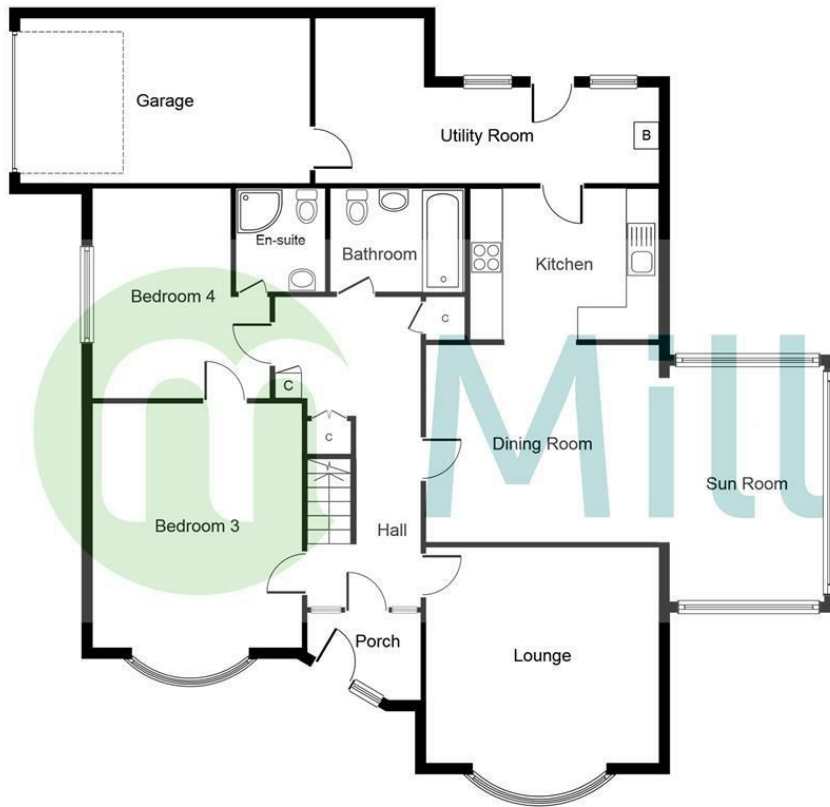
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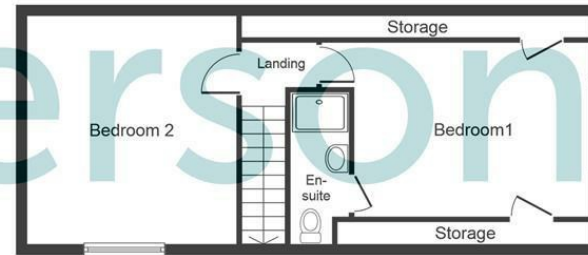
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Valuation Request



Ground Floor



First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

